

**PLANNING AND DEVELOPMENT SERVICES
PRELIMINARY PLAT REPORT**

PUBLIC HEARING
PC PPPL 13-003

DATE: August 14, 2013
MEETING DATE: July 30, 2013
REPORT BY: Neil Gullickson

REQUEST:

PC PPPL 13-003, a request for preliminary plat approval by True Life Communities PS AZ for The Estates at Pine Canyon, Unit 5 subdivision, a forty-seven lot, single-family, detached residential subdivision. The site is 29.946 acres in size and is located at 3851 South Clubhouse Circle in the Pine Canyon Development. The site is zoned R1, Single-Family Residential zone.

STAFF RECOMMENDATION:

Staff recommends that the commission forward the preliminary plat to the city council with a recommendation for approval.

PRESENT LAND USE:

Undeveloped land.

PROPOSED LAND USE:

Forty-seven single-family residential lots.

NEIGHBORHOOD DEVELOPMENT:

North: Single-family residential uses, R1 zoning district.
South: Single-family residential uses, R1 zoning district.
East: Undeveloped Coconino National Forest Lands, PLF zoning district
West: Single-family residential uses and golf course, R1 zoning District.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary-Plat meets the requirements of the City of Flagstaff Zoning Code, Title 11, General Plans and Subdivisions and City of Flagstaff Engineering Design and Construction Standards and Specifications for New Infrastructure.

STAFF REVIEW:

Introduction/Background:

In 1987, the City of Flagstaff annexed 445 acres of land into the city limits in conjunction with a 752 acre development known as Fairway Peaks. The proposed development included 1,433 single-family dwelling units, 150 apartments, undefined commercial uses on 10 acres and an 18-hole golf course/clubhouse and maintenance facility. At the same time, the City amended the *Growth Management Guide 2000* from Urban Reserve to the various land use categories represented today. The property was conditionally rezoned from the RR district to several different residential and commercial districts in 1987. The project proceeded to a

final plat stage in 1989. Final platting was never recorded and the zoning for the proposal lapsed in December 1989.

In June of 2000, the council approved a rezoning request and development agreement allowing the development of 210 condominiums, 125 affordable manufactured housing units, 242 estate twin house units, 524 estate homes, 23,550 sq ft of private clubhouse and recreational facilities, 12,000 sq ft in maintenance and storage facilities, and 220 acres dedicated for an 18-hole golf course with accessory facilities located on roughly 660 acres referred to as "The Estates at Pine Canyon."

At their meeting of August 14, 2007 the Planning and Zoning commission reviewed and approved a tentative plat for the subdivision, the same plat that is being presented today.

An application for final plat for Unit 5 at Pine Canyon was not forwarded to the council for review and the tentative plat approval has lapsed. This application is a resurrection of the process.

The applicant, True Life Communities, is requesting preliminary plat approval to permit a forty-seven lot, single-family, detached residential subdivision on 29.5 acres. The subdivision is a re-subdivision of tracts 6 and 7 and portions of tracts B, E and F of the Estates at Pine Canyon Unit One. The lots range in size from roughly 14,000 sq ft to 33,000 sq ft with the exception of lot 332 which is considerably larger at 70,101 sq ft. A single-family home is expected to be located on each of these lots. The zoning code will also allow accessory structures and an accessory dwelling unit on each lot.

The Pine Canyon development is located along the south edge of John Wesley Powell Boulevard (JWP) and is accessed from Lake Mary Road via JWP and from the north by Lonetree Road. Pine Canyon functions as a residential subdivision with country club amenities including golf, swimming and a clubhouse. Several different types of residential products are available in the area in addition to single-family residences, townhomes and twin homes are available.

The attached location map depicts the location of this subdivision within Pine Canyon Estates.

Flagstaff Area Regional Land Use and Transportation Plan

The *Regional Land Use and Transportation Plan* categorizes this portion of Pine Canyon development in the L, Low Density Residential category and the remaining balance of the property is designated as Open Space/Greenbelt and H, High Density Residential categories. The proposal of 47 units conforms to the L, Low Density Residential, regional land use designation.

ZONING REQUIREMENTS:

The site is zoned R1single-family and has been applied to the area to support and encourage single-family residential development. The development proposes forty-seven home lots.

Single-family homes are exempted by the zoning code from the design review standards and none are proposed to be applied by this plat. However, the home owners association at Pine Canyon does actively enforce internal design concepts.

Density/Intensity/Development Standards

The subdivision proposes a density of 1.6 units per acre. The lot standards for the R1 district include minimum lot size of 6,000 sq ft, 35-foot height limit, 15-foot front building setback, 25-feet to parking, 25-foot rear and 8-foot side setbacks. All of the proposed lots can meet the minimum development requirements.

Natural Resources

The zoning code's resource retention requirements are applicable to the parcels located within the resource protection overlay zone (RPO). The site is located within the RPO, and therefore resource protection requirements have been applied. In accordance with division 10-50.90, Resource Protection Standards, the application meets the slope and forest resource threshold requirements. No flood plain resources are located on the site. The plat has demonstrated that the disturbance allowances for both steep slope categories as well as forest resources have been met.

Open Space

There is no open space (OS) requirement for single-family lots or subdivisions. In this case, open space has been provided on a larger scale through internal trail systems, golf course fairways, connections to national forest lands, and large lots with separated building areas

Landscaping

For this subdivision, the zoning code requires that periphery buffers be provided at a plant rate of one tree per each 25 linear feet, with two shrubs and two ground cover plants per tree. A periphery buffer along the eastern edge of the subdivision adjacent to national forest land has been provided. Staff anticipates that the landscaping requirement will be met with existing forest resources. A final landscape plan per division 10-50.60, page #50.60-1 will be required as part of the public improvement plan submission.

Lighting

The development is located in lighting zone II, which allows 10,000 lumens per residential lot. Four thousand of these lumens can be partially shielded. Lighting compliance will be ensured during the building permit review process.

Building Design

Single-family residences are exempt from the city's building design standards.

SYSTEMS ANALYSIS:

Traffic/Access/Pedestrian/Bicycle

A traffic impact analysis was completed as part of the initial approval of Pine Canyon. No additional traffic analyses were required of the development. Bicycle and pedestrian access are available from the site via existing internal private road and trail system including FUTS connections.

Water System

A new 8-inch water main will be extended from an existing main located in Clubhouse Circle, eastward in Byrd's View Drive to Moonstone Drive. The water main will loop to an existing main at the north end of the subdivision. Individual building services will be provided from the new main.

Wastewater Systems

Similar to the water system, an 8-inch sewer main will be extended from an existing main in Clubhouse Circle, and will provide opportunity for individual sewer taps for each house.

Stormwater Systems

The original Drainage Master Plan for Pine Canyon accounted for the development of Unit 5. As part of the master plan, a detention basin is located in tract 6B of the development.

RECOMMENDATION:

Staff believes that this plat meets the development standards required by the zoning code and by the engineering standards and, as such, recommends that the commission forward the preliminary plat to the city council with a recommendation for approval.

ATTACHMENTS:

- Preliminary Plat Application
- Location Map
- DRB Comment of June 28, 2013
- Preliminary Plat